

EXHIBIT 2
DATE 3/27/07
SB 527

fax

To: Rep. Elsie Arntzen Rep. Wayne Stahl Fax: 406.444.4825
Rep. Brady Wiseman Rep. Duane Ankney
Rep. Mark Blasdel Rep. Bob Ebinger
Rep. Wanda Grinde Rep. Betsy Hands
Rep. Pat Ingraham Rep. Hal Jacobson
Rep. Bill Jones Rep. Deborah Kottel
Rep. Gary McLaren Rep. Bill Nooney
Rep. Jesse O'Hara Rep. Diane Sands

From: [Name] Birdie Heim Date: 3/26/2007
Re: Vote NO on SB 527 Pages: 1

I urge you to vote NO on SB 527.

As a member of the Billings Association of Realtors, I believe the passage of this bill will have dire implications on the real estate market's ability to provide much-needed affordable housing in my area.

- Many builders choose to create condominiums on lots that qualify for the current exemption to provide an affordable housing option. The requirement of the subdivision review process will add time and money to these projects and take them out of the affordable housing market.
- Exempt condominiums already must comply with state or local zoning, building, water supply and sanitation laws and are reviewed compliance. Further regulations simply belabor the process, adding time and money to projects.
- In addition, farm and ranch owners view this exemption as an estate planning tool that allows them to provide separate ownership of a home or cabin on their property for each heir without the risk of it being sold off unless all heirs agree.

Thank you for your time. I urge you to vote AGAINST SB 527.